

**AVISON
YOUNG**

**bosa
properties**

For Lease

2811 Olafsen Avenue
Richmond, BC



11,440 sf freestanding
industrial building with
0.52 acres of excess yard
area in North Richmond

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Property details

BUILDING AREA

11,440 sf

PROPERTY SIZE

0.96 acres (41,818 sf)

YARD AREA

0.52 acres (22,717 sf)

ZONING

IR-1 (Industrial Retail Zone) permits a wide range of general industrial uses, including but not limited to manufacturing, commercial storage, showroom and vehicle repair.

LEASE RATE

Building	\$23.50 psf, net
Yard	\$4.75 psf, net

ADDITIONAL RENT

Please contact the listing team

AVAILABILITY DATE

February 1, 2025

Opportunity

Avison Young and Bosa Properties are excited to offer the opportunity to lease a centrally located, 11,440 sf freestanding industrial building with 22,717 sf of excess yard area. The property boasts ample parking, two (2) drive-through loading doors, renovated office space with three (3) private offices, an open work area, and a reception area.

Location

The property is situated just north of Bridgeport Road in the highly-coveted North Richmond industrial area, offering an exceptional location for both accessibility and walkable amenities. Key transportation routes such as Highway 99, Highway 91, the Knight Street Bridge, and the Oak Street Bridge are within a 5-minute drive of the property, providing seamless connectivity to Vancouver, Burnaby, Delta, and Surrey.

Key features



18' clear ceiling height



Two (2) drive-through loading doors



Renovated office space with three (3) private offices, an open work area, and a reception area



600 amp/600 volt, 3-phase electrical service



17" steel reinforced floor slab

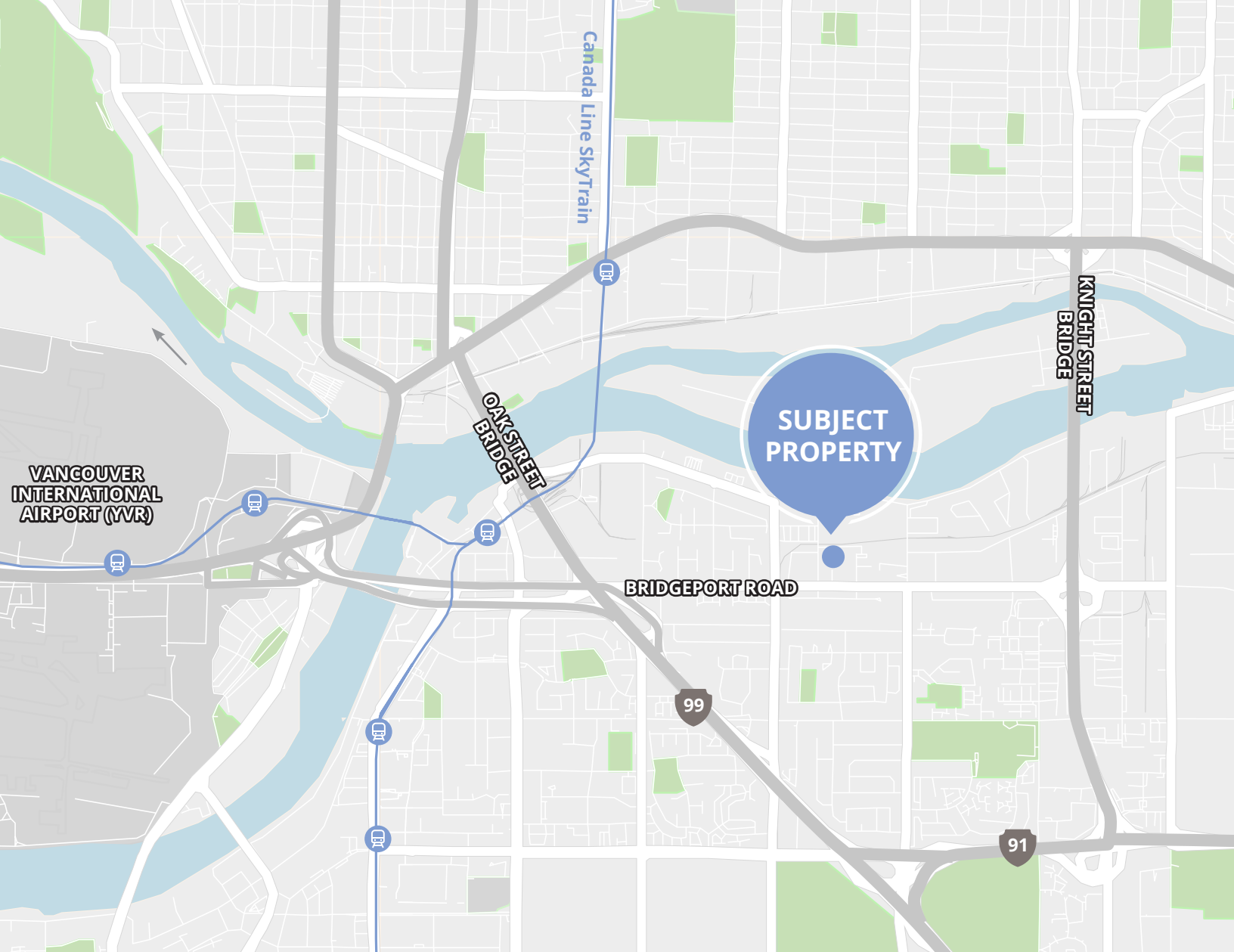


Three (3) washrooms



Fenced and secured yard space for storage





Drive times

04 minutes to
Knight Street Bridge

04 minutes to
Highway 99

06 minutes to
Highway 91

06 minutes to
Oak Street Bridge

12 minutes to
YVR

28 minutes to
Deltaport

Contact for more information

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